PT LOT 17 TRACT 4 BUNKER HILL UN
IN OR 2752/388 & PT GOVT LOT 2
IN OR 2757/470

BRADLEY LEE ALLEN & JOYCE ANN
450389 SR 200
CALLAHAN, FL 32011

2025

47-2N-25-4080-0017-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

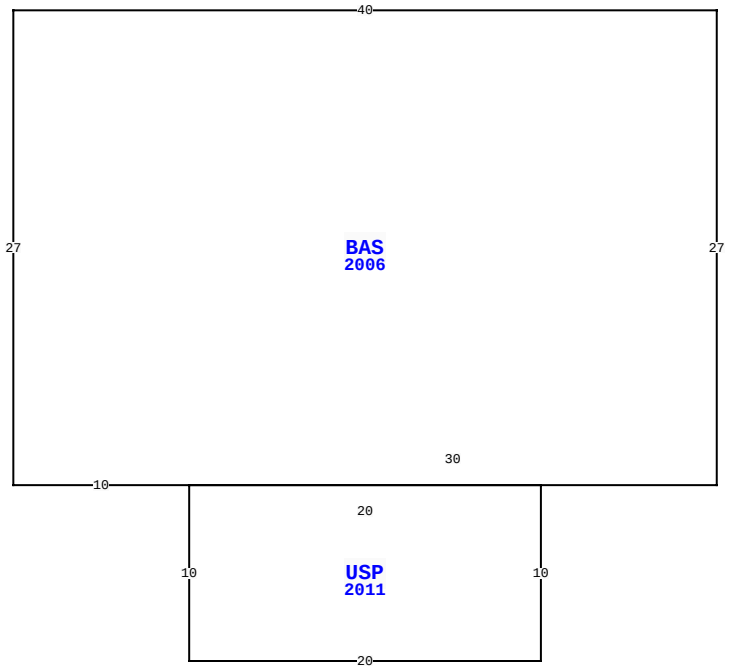
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2006	1,080	105,260
USP	200	50	2011	100	9,746
TOTALS	1,280			1,180	115,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,180	152.8800	129.95	153,341	2004	2015	0	0	0	25.00	75.00

1 M/H 94+ – 0% - 2025 Heated Area: 1080 HX Base Yr



450389 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	115,006
TOTAL MARKET OB/XF VALUE	695
TOTAL LAND VALUE - MARKET	61,650
TOTAL MARKET VALUE	177,351
SOH/AGL Deduction	0
ASSESSED VALUE	177,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,351
TOTAL JUST VALUE	177,351
NCON VALUE	66,046
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014201	NEW METAL BUILDIN	67,120	12/27/2024
B24342	XFOB	3,866	02/01/2011
MH4619	MH MOVE-ON	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/470	12/10/2024	QC	U	I	11	100
GRANTOR: GRESSMAN CHARLES L &						
GRANTEE: BRADLEY LEE ALLEN						
2752/388	11/18/2024	WD	Q	I	01	210,000
GRANTOR: GRESSMAN LINDA SCHWEN						
GRANTEE: BRADLEY LEE ALLEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40 S27 E10 USP=[YR=2011] S10 E20 N10 W20$
E30 N27 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	2006	2006	3	24	695	

LAND DESCRIPTION

TOTAL OB/XF 695

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		OR	0.00	0.00	1.37	AC		1.00	1.00	1.00	45,000.00	45,000.00	61,650							

REVIEW DATE 06/26/2025 BY TW Total Acres: 1.37 Total Land Value: 61,650 Market: 0 Agricultural: 0 Common: 61,650 PRINTED 07/30/2025 BY SYS